

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R98352

Property Information

property address: 1711 CAVITT
legal description: WATSON-HOWELL, BLOCK 2R, LOT 1R, ACRES 0.376
owner name/address: SINGLETON, STEPHANIE SALE
8300 TURKEY CREEK RD
COLLEGE STATION, TX 77845-8020
full business name: SSA Jim Singleton Architects
land use category: comm-office type of business: architectural firm
current zoning: C-3 occupancy status: Occ
lot area (square feet): 16378 frontage along Texas Avenue (feet): NA
lot depth (feet): 150 sq. footage of building: 3306
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards
NO NO 195

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1
type of buildings (specify): Brick
building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 10
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 9x16 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: excellent
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: excellent

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

